



THE STORY OF

45b Chapel Lane

Hunstanton, Norfolk

SOWERBYS



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45b Chapel Lane

Hunstanton, Norfolk
PE36 5AN

Stylish and Light-Filled
One-Bedroom Apartment

Own Internal Stairway

Kitchen/Breakfast Room
and Bright Sitting Room

Modern Shower Room
with Modern Fittings

Holiday Lets and
Pets Permitted

Allocated Parking Space

Moments from the Town
Centre and Beach

Ideal for Holidays, Investment
or Full-Time Living

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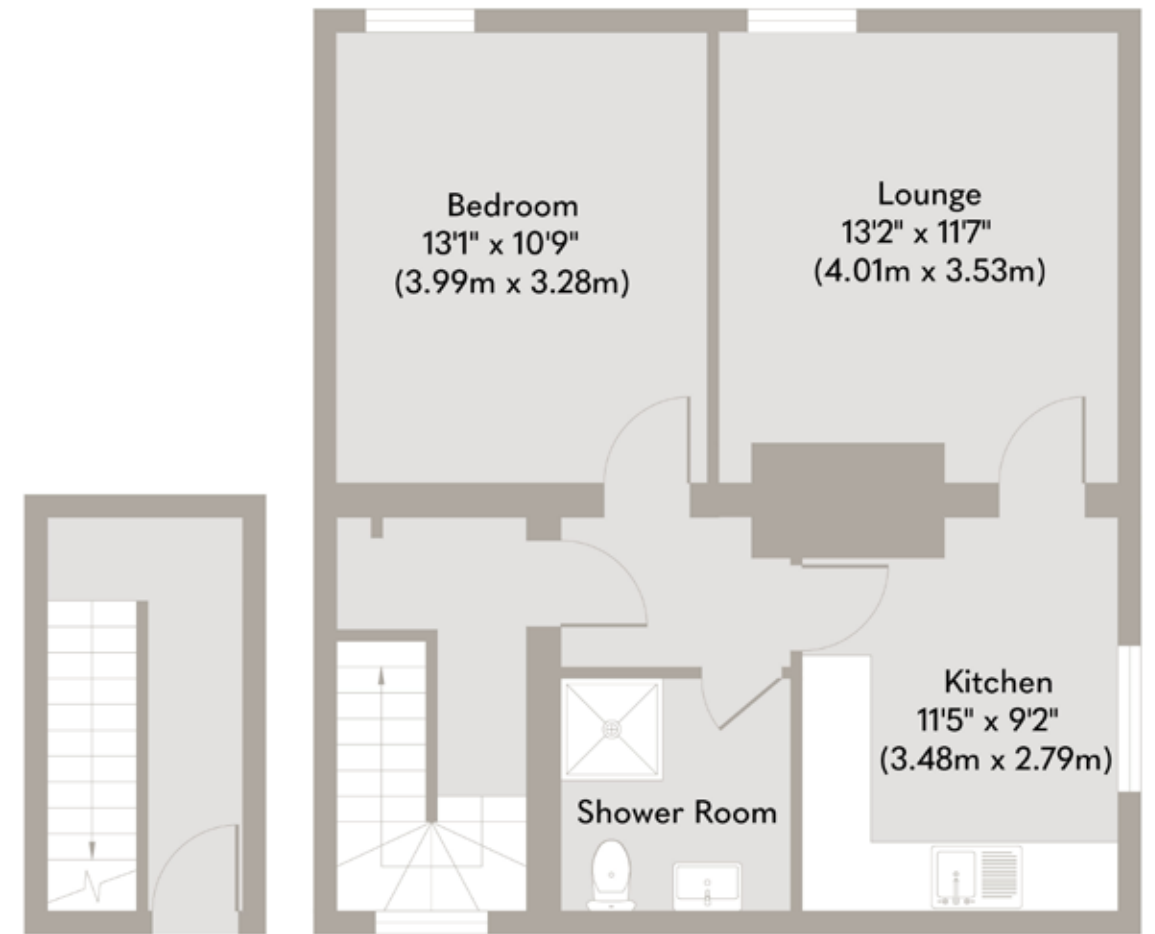
Tucked away just off the Hunstanton High Street, 45b Chapel Lane is a smartly presented one-bedroom apartment, ideal for those seeking a peaceful retreat with everything the town has to offer right on your doorstep.

The apartment feels wonderfully self-contained with its own stairway. A handy space at the foot of the internal staircase offers room for boots and coats before you head up into the main accommodation. Once upstairs, the home opens out into a light, airy space with whitewashed walls, a contemporary feel, and a calm coastal palette throughout.

The kitchen/breakfast room is bright and practical, with clean lines and plenty of space for morning coffee or easy entertaining. The sitting room is a comfortable, inviting space, while the bedroom is a generous double - fresh, simple, and ready to move straight into. A smart shower room completes the picture, with modern fittings and a crisp finish.

Whether you're looking for a holiday home, investment property, or somewhere to enjoy the coast full-time, 45b offers an ideal balance of style, comfort, and convenience—with the added benefit of holiday lets and pets being allowed.





First Floor
Approximate Floor Area
65 sq. ft
(6.03 sq. m)

Second Floor
Approximate Floor Area
578 sq. ft
(53.69 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Hunstanton

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



Note from the Vendor



Hunstanton Beach

"...the sea view from the living room is wonderful."



SERVICES CONNECTED

Mains electricity and water. Electric heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 0377-3816-7439-2090-3125

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Leasehold, with approximately 120 years on lease. Ground rent or £100 per annum, service charge to be confirmed. Holiday lets and pets allowed.

LOCATION

What3words: ///hobby.blip.beeline

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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